

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
March 22, 2017

1) OPENING: Pledge of Allegiance Led By: Mr. Martini

2) ROLL CALL: Members: Mr. Helms, Mr. Mileusnich, Mr. Martini, Mr. Grzynski and Mrs. Murovic

3) MINUTES: Are there any deletions, corrections or additions to the minutes of February 22, 2017? If none, they will stand approved as posted.

4) ANNOUNCEMENTS: The date of the next meeting of the Board of Zoning Appeals to be April 26, 2017 at 6:30 pm.

5) COMMUNICATION: 2nd Continued Public Hearing request for Jacqueline & Cosme Herrera, 8112 Wicker Park Dr. The Herrera's are still in the process of getting a new boundary survey.

6) Old Business: Approval of Findings of Fact for Joe & Sheila Windsor, 9009 Arbor Hill Dr., Highland, In., represented by Gary Torrenga of Torrenga Engineering, 907 Ridge Rd., Munster, IN requesting a variance to exceed accessory structure allowance at the location of 3722 38th St. {HMC 18.05.060 (F)(5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

7) Approval of Findings of Fact for 2nd & Charles, 10239 Indianapolis Blvd., represented by All Right Sign, 3628 Union Ave, Steger, IL 60475 requesting a variance to exceed sign allowance and sign square footage at the location of 10239 Indianapolis Blvd. {HMC 18.85.080 (G)(2)(a)} Each occupancy shall be permitted a maximum of one sign. Per blanket variance granted in May of 1993 to the shopping center (Highland Grove): For any use having a structure frontage of less than 300 linear feet, two (2) square feet of sign area for each front foot or portion thereof of structure frontage. Sign sq. ft. allowed would be 180 sq. ft. per original variance, asking for total of 271 sq. ft. for the (3) signs proposed.

8) Public Hearing for Latoya & Joseph McDaniel, 7538 Woodlawn Ave., Hammond, IN requesting a Use Variance for a Day Care/Educational Facility at the location of 9219 Indianapolis Blvd., Suite A. {HMC 18.45.030} The following listed uses and no others are permitted uses in a B-3 district: Permitted uses do not include day care.

9) Public Hearing for Ron & Jan Van Kampen, 7425 Falling Leaf Circle, Schererville, IN, requesting a variance for minimum lot size requirement for overall lot size, width and side yard setback from 7.5' to 5', including 5' drainage easement on west side of property, for potential residential property to be built on vacant lot for the location of 3425 Laverne Dr. {HMC 18.15.060 (C)1(a)} Every one-family detached dwelling hereafter erected and every transitional use permitted in this zoning district hereafter established shall be on a zoning lot having a minimum area of 8,400 square feet and a minimum width of 70 feet at the building line, and a minimum lot depth of 120 feet. A lot of record existing on the effective date of the ordinance codified in this title which is less than 8,400 square feet in area or less than 70 feet in width, or 120 feet in depth, may only be improved by a variance from the board of zoning appeals. {HMC 18.15.060 (H)1} For One-Family Detached Dwellings. On a lot improved with a one-family detached dwelling, a side yard shall be provided along each side lot line. No side yard shall be less than eight feet in width in an R-1A district, and seven and one-half feet in width in an R-1 district.

10) Second Continued Public Hearing request for Jacqueline & Cosme Herrera, 8112 Wicker Park Dr., requesting a variance to exceed accessory structure allowance and location of shed on side yard property line. {HMC 18.05.060 (F)(5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

11) Preliminary Hearing request for F&G Investments, L.P., 2635 169th St., Hammond, IN, represented by Glenn Patterson, 300 E. 90th Dr., Merrillville, IN requesting a Use Variance for a cemetery at the address of 8939 Kleinman Rd. {HMC.18.35.040} The following listed uses and no others are permitted uses in a B-1 district: Permitted uses do not include a cemetery.

12) Preliminary Hearing request for Vyto’s Pharmacy, 8845 Kennedy Ave., represented by Nathan Damasius, 6949 Kennedy Ave., Hammond, IN requesting a variance to exceed sign allowance {HMC 18.85.080 (G)(2)(a) Each occupancy shall be permitted a maximum of one sign.

13) Preliminary Hearing for Stephen Adams, 9149 Woodward Ave. Highland, IN requesting a variance to move fence beyond build line. Property is on a corner. {HMC 18.05.060}(G)(5)(a) Permitted Obstruction in Required Yards. The following shall not be considered to be obstructions when located in the required yards specified: (a) In All Yards. Ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed 12 inches; open terraces or decks not over four feet above the average level of the adjoining ground but not including a permanent roofed-over terrace or porch and not including terraces or decks which project into the required front yard by more than six feet from the front of the principal structure; awnings and canopies; steps which are necessary for access to a permitted building or for access to a zoning lot from a street or alley; chimneys projecting 18 inches or less into the yard; arbors, trellises and flagpoles; fences, screens, hedges and walls; provided, that in residential districts no fence or wall shall be located in the required front yard and no landscaped screen or hedge shall exceed three feet six inches in height if located in the front yard, and no fence, landscaped screen, hedge or wall shall exceed six feet in height if located in a side or rear yard. On a corner or reverse corner lot, the side yard setback shall be the same as the front yard setback on adjoining lots; fences shall not be installed beyond this point. No fence, screen, hedge or wall shall interfere with line of sight requirements for local streets or intersections. No fence, screen, hedge or wall shall be constructed of material that may be described as rubble, cardboard, chicken wire, trees and brush, corrugated tin, utility poles, railroad ties, barbed wire, broken glass or electrified material. The design, location and construction of a fence or wall shall be approved by the building commissioner prior to the issuance of a building permit.

BUSINESS FROM THE FLOOR:

ADJOURNMENT: Motion: _____ **Second:** _____ **Time:** _____